

131.0

0002

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,204,100 / 1,204,100

ASSESSED:

1,204,100 / 1,204,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		IRVING ST, ARLINGTON

## OWNERSHIP

Owner 1:	GREEN DANIEL W	Unit #:	
Owner 2:	AXELROD GAIL		
Owner 3:			

Street 1: 40 IRVING ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02476		Type:	

## PREVIOUS OWNER

Owner 1:	PERLO DOUGLAS N & -
Owner 2:	PERLO REBECCA B -

Street 1: 40 IRVING STREET

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02476		Type:	

## NARRATIVE DESCRIPTION

This parcel contains 11,595 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1864, having primarily Clapboard Exterior and 3403 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11595		Sq. Ft.	Site		0	90.	0.66	10									691,070						691,100	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	11595.000	513,000		691,100	1,204,100		84429
							GIS Ref
							GIS Ref
							Insp Date
							01/31/20

## PREVIOUS ASSESSMENT

Parcel ID								
131.0-0002-0013.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	637,500	0	11,595.	691,100	1,328,600	1,328,600
2019	101	FV	502,300	0	11,595.	729,500	1,231,800	1,231,800
2018	101	FV	502,300	0	11,595.	537,500	1,039,800	1,039,800
2017	101	FV	502,300	0	11,595.	514,500	1,016,800	1,016,800
2016	101	FV	502,300	0	11,595.	476,100	978,400	978,400
2015	101	FV	476,200	0	11,595.	399,300	875,500	875,500
2014	101	FV	476,200	0	11,595.	390,100	866,300	866,300
2013	101	FV	476,200	0	11,595.	371,600	847,800	847,800

## SALES INFORMATION

TAX DISTRICT							PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
PERLO DOUGLAS N	71163-237		6/15/2018		1,225,072	No	No			
PERLO DOUGLAS	30104-231		4/29/1999	Family	99	No	No			
PUBLICOVER ROY	25882-31		12/8/1995	Portion-Asst	465,000	No	No	SOLD W 12		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/12/2003	786	Redo Bat	15,000	C		G6	GR FY06	FRAME FOR SKYLIGHT
9/20/1996	475		80,000					ADD DORMER/REM BAT

## ACTIVITY INFORMATION

Date	Result	By	Name
1/31/2020	Inspected	PT	Paul T
4/23/2018	MEAS&NOTICE	BS	Barbara S
2/11/2009	Measured	372	PATRIOT
7/12/2005	Permit Visit	BR	B Rossignol
11/18/1999	Mailer Sent		
11/8/1999	Entry Denied	243	PATRIOT
5/28/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

